Document No. 4261
Voted at Meeting of 12/1/82 3A

MEMORANDUM DECEMBER 1, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUJBECT: WATERFRONT PROJECT, MASS. R-77
TRANSFER OF INTEREST IN COOPERATION AGREEMENT
390-400 ATLANTIC AVENUE

On February 18, 1982, the Authority approved the execution of a Cooperation Agreement with Bain & Company concerning the total rehabilitation of 390-400 Atlantic Avenue, in accordance with the Waterfront Urban Renewal Plan.

Bain & Company has apparently outgrown the capabilities of that building to provide sufficient space for their expanding needs. It is now proposed that Northland Realty Corporation assume the obligations of Bain & Company to rehabilitate the building.

Northland has retained the same architects, Jung/Brannen Associates, to provide a design continuity. They will also assume all the obligations of Bain & Company to complete the over $500,000 in improvements involving a public walkway adjacent to the building and along the water's edge. The area will be fully landscaped with trees, benches, and planters, and will be constantly maintained by the developer. The proposed rehabilitation by Northland will restore all the exterior walls and will eliminate the need for the additional six-story modern construction element that was planned by Bain for their expanding needs and was located next to the water's edge. The elimination of this addition to the building will provide for a significant new area of decked open space as an additional amenity to this building as well as the Rowes/Fosters Warf development area in general.

It is recommended that the Authority authorize the Director to execute appropriate documents assenting to the transfer of Bain & Company's interest in the Cooperation Agreement to Northland Realty Corporation, as per the following appropriate vote.

VOTED: That the Director be, and hereby is, authorized to execute all appropriate documents assenting to the transfer of Bain & Company's interest in the Cooperation Agreement concerning 390-400 Atlantic Avenue, to Northland Realty Corporation, who will be obligated to complete the restoration of the building in accordance with that Cooperation Agreement and in accordance Attachment I, Summary of Modifications, dated November 9, 1982; Attachment II, Construction Schedule, dated December 1, 1982; and with the revised drawings entitled "The Atlantic Building", one of which is Exhibit C and is dated December 1, 1982 and seven of which are Exhibit D and are dated November 9, 1982, all of which are attached hereto.

ATTACHMENT I

JUNG/BRANNEN ASSOCIATES INC. ARCHITECTS

November 9, 1982

Summary of Modifications to Plans of Bain & Co. for 400 Atlantic Avenue

1. Removal of 20 foot wide 6 story addition at water side of building. Provide deck to abut public walkway.

2. Full restoration of existing wall at water side of building.

3. Change in fenestration pattern at north wall (park side) to reflect results of more detailed structural analysis.

4. Full restoration of existing wall at Atlantic Avenue side of building, including new glass window wall between restored iron columns.

5. Revisions in floor plans.

All else remains substantially as outlined in the Cooperation Agreement entered into by the BRA and Bain & Co.

ATTACHMENT II

JUNG / BRANNEN ASSOCIATES INC. ARCHITECTS

December 1, 1982

The Atlantic Building J/B #82084.4

CONSTRUCTION SCHEDULE

December 1, 1982: Apply for demolition and foundation permits.

December 15, 1982: Issuance of permits; commence demolition and foundation work.

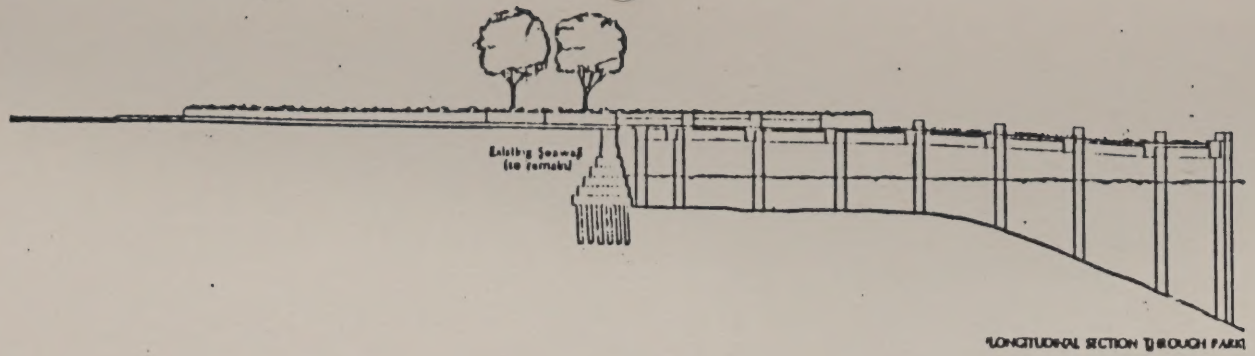
February 15, 1983: Complete plans and specifications, and submit to B.R.A. for final approval.

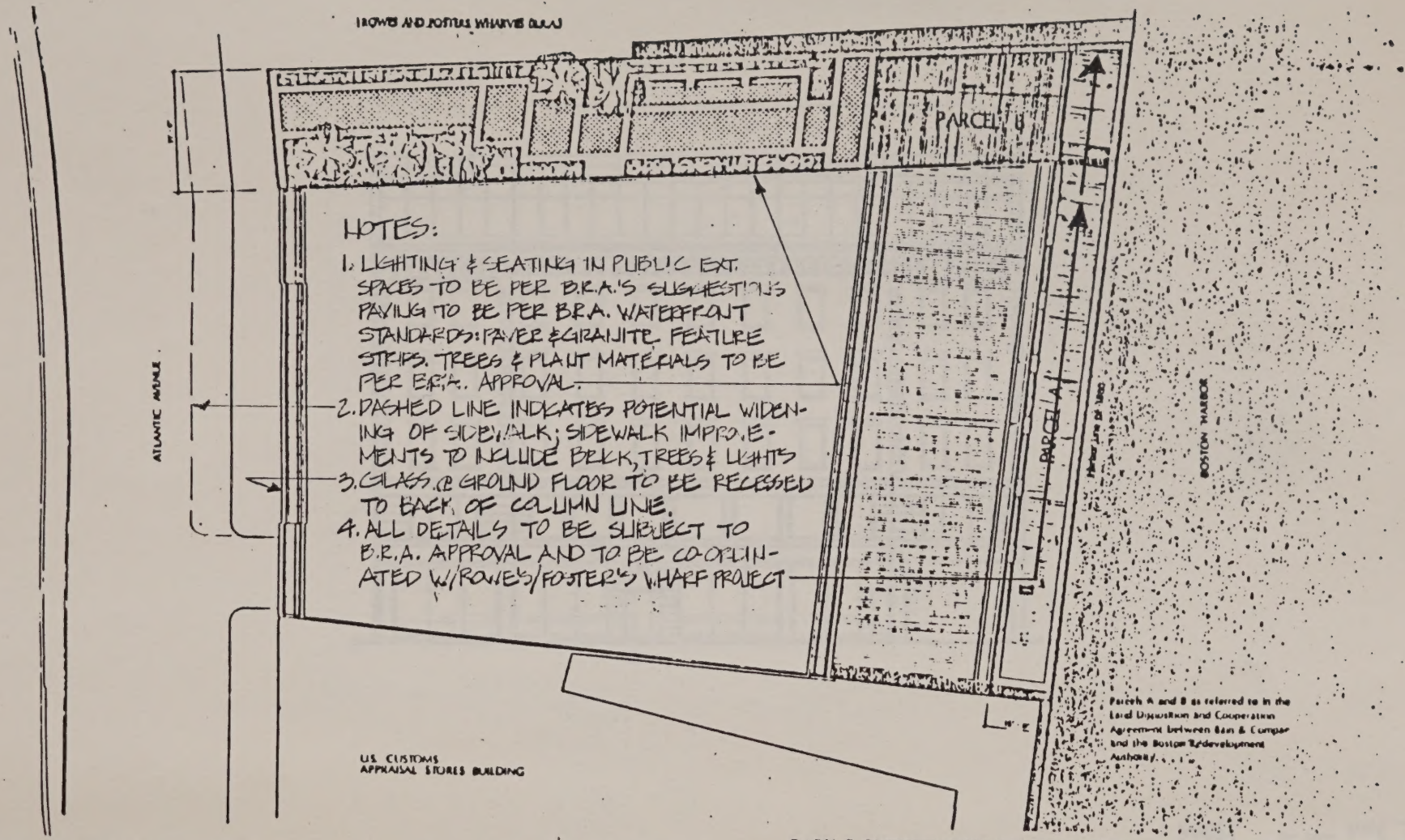
March 1, 1983: Apply for building permit.

March 15, 1983: Issuance of permit; commence construction.

February 15, 1984: Construction complete; building occupancy.

EXHIBIT C





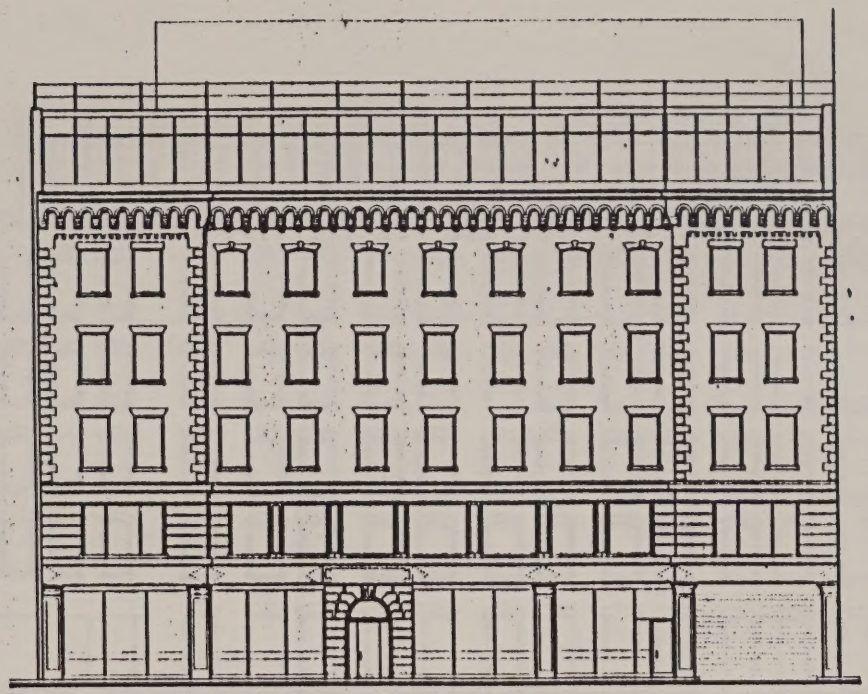
400 ATLANTIC AVENUE THE ATLANTIC BUILDING

PARK & PUBLIC WALKWAY SITE PLAN
JUNG/BRANNEN ASSOCIATES INC. ARCHITECTS

DEC 1 1982

EXHIBIT C

EXHIBIT D



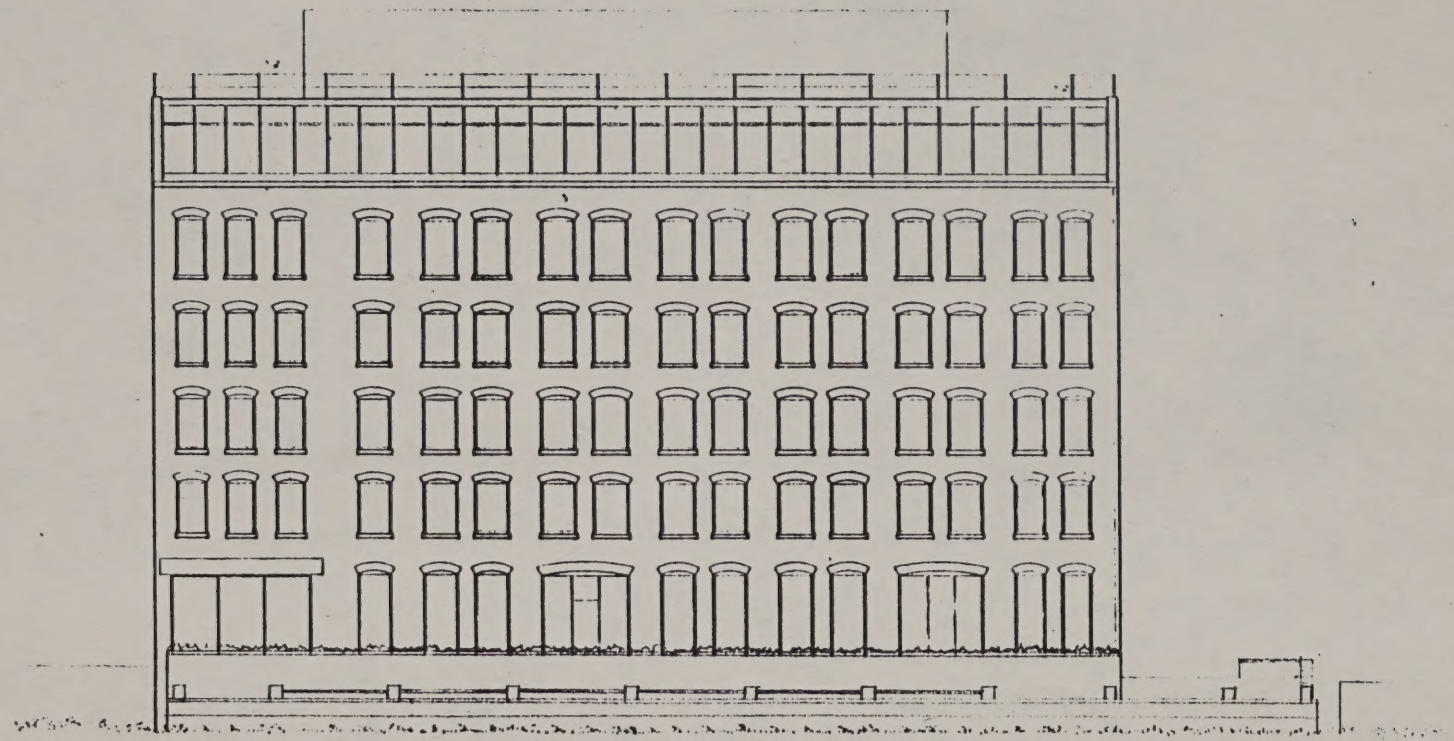
400 ATLANTIC AVENUE

THE ATLANTIC BUILDING

JUNG/BRANNEN ASSOCIATES INC.

WEST
ARCHITECTS

NOV 9 1982



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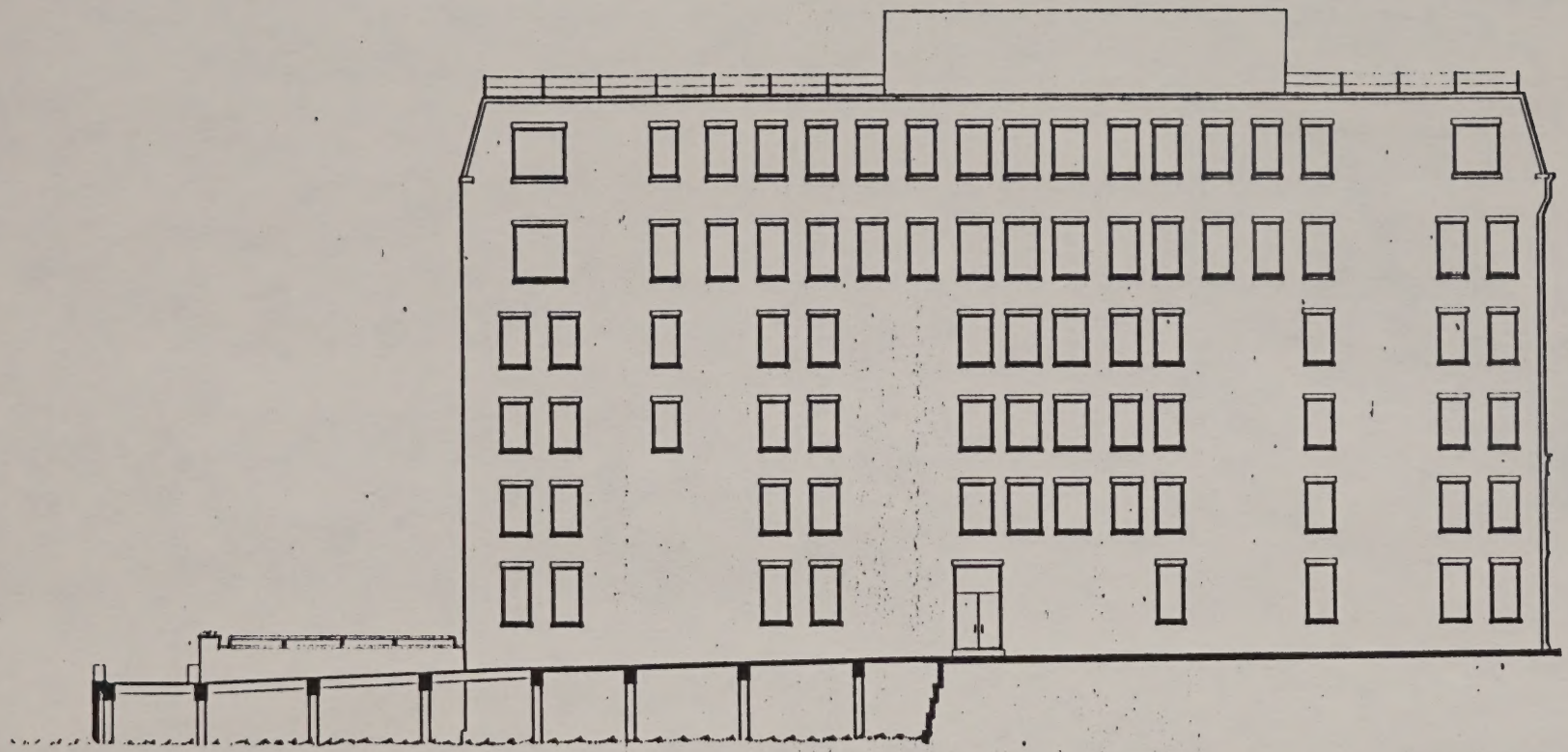
400 ATLANTIC AVENUE

THE ATLANTIC BUILDING

EAST

JUNG/BRANNEN ASSOCIATES INC.

ARCHITECTS



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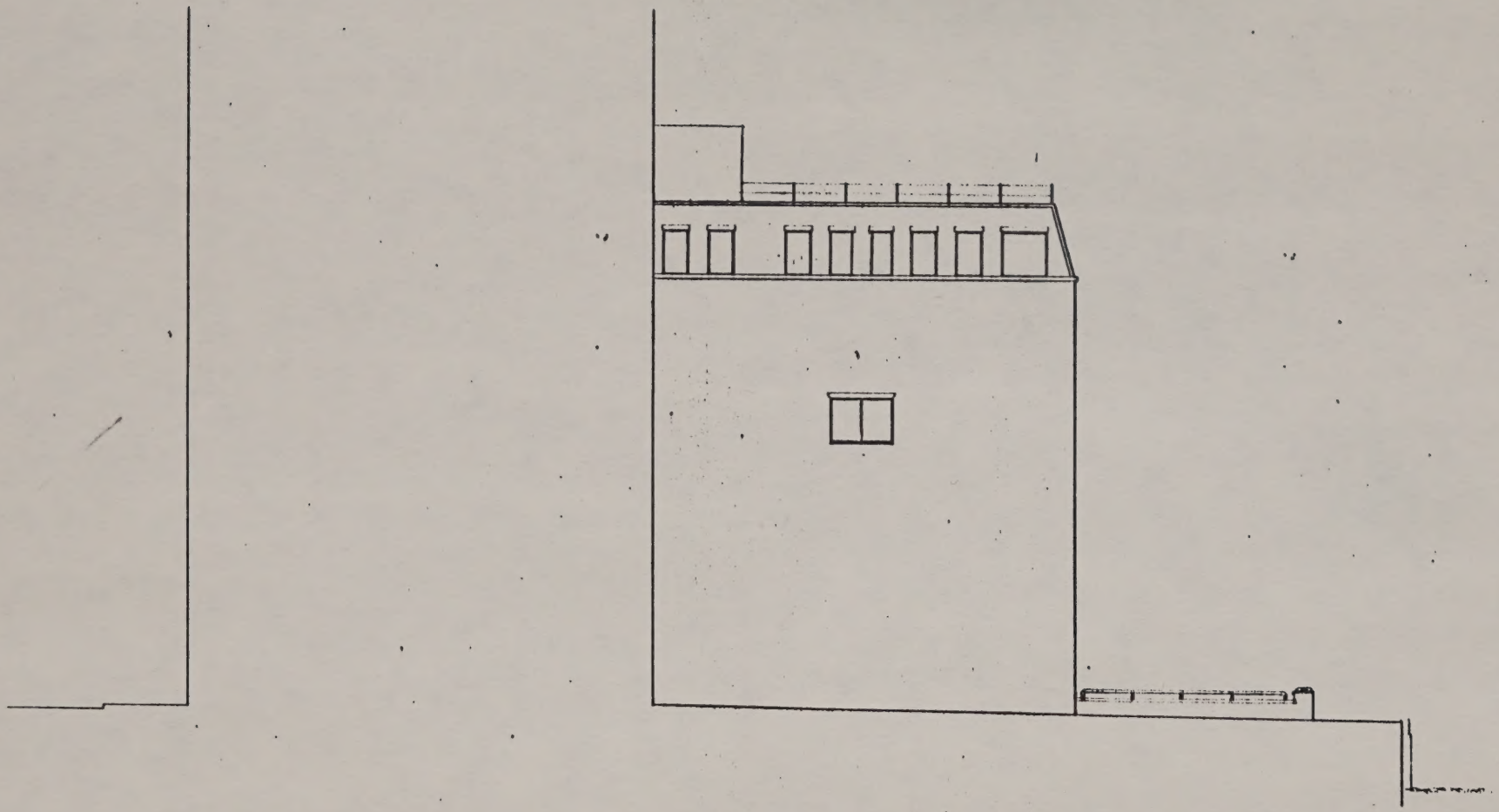
400 ATLANTIC AVENUE

THE ATLANTIC BUILDING

NORTH

JUNG/BRANNEN ASSOCIATES INC. ARCHITECTS



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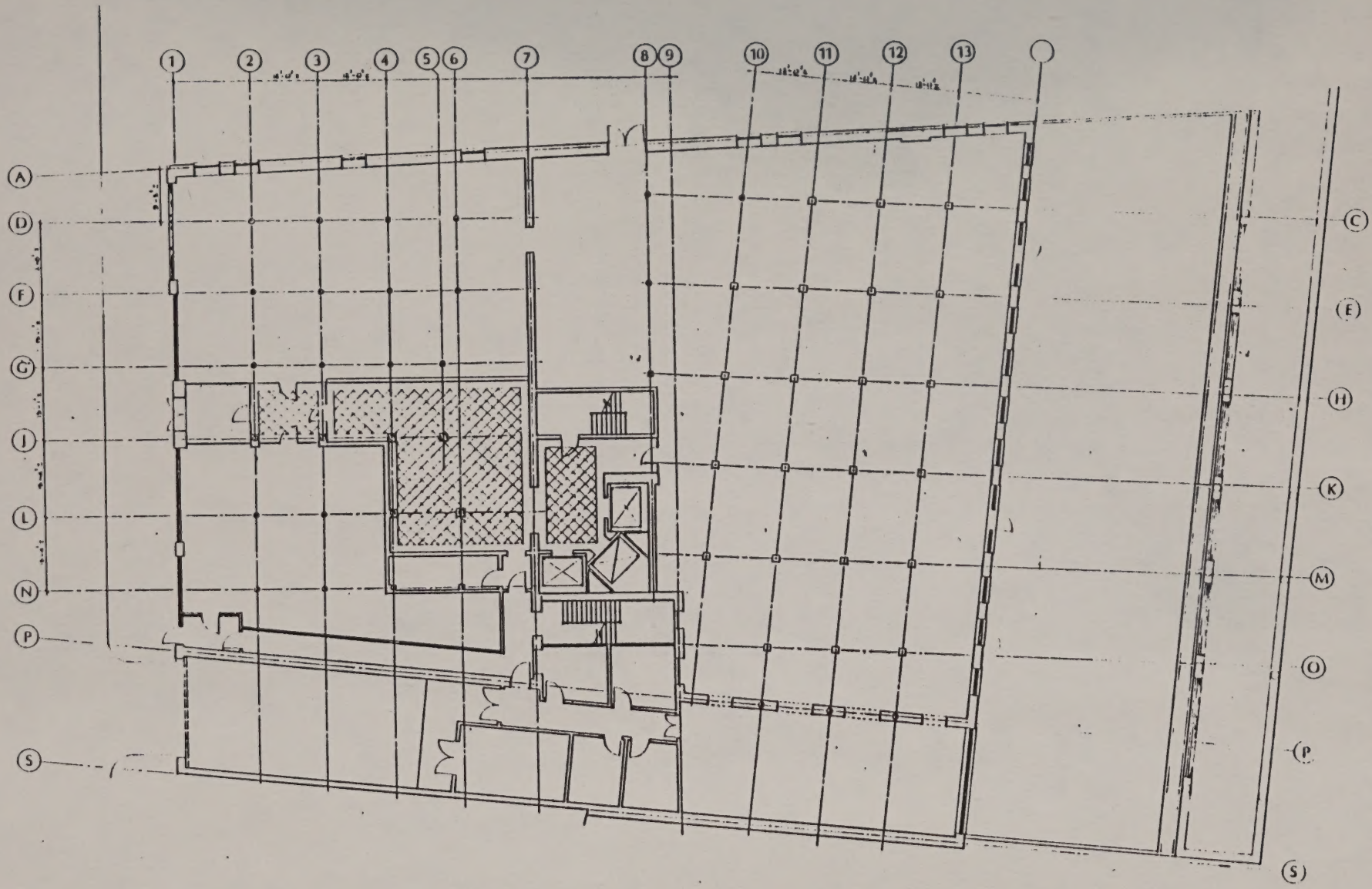
400 ATLANTIC AVENUE

THE ATLANTIC BUILDING

SOUTH

JUNG/BRANNEN ASSOCIATES INC. ARCHITECTS



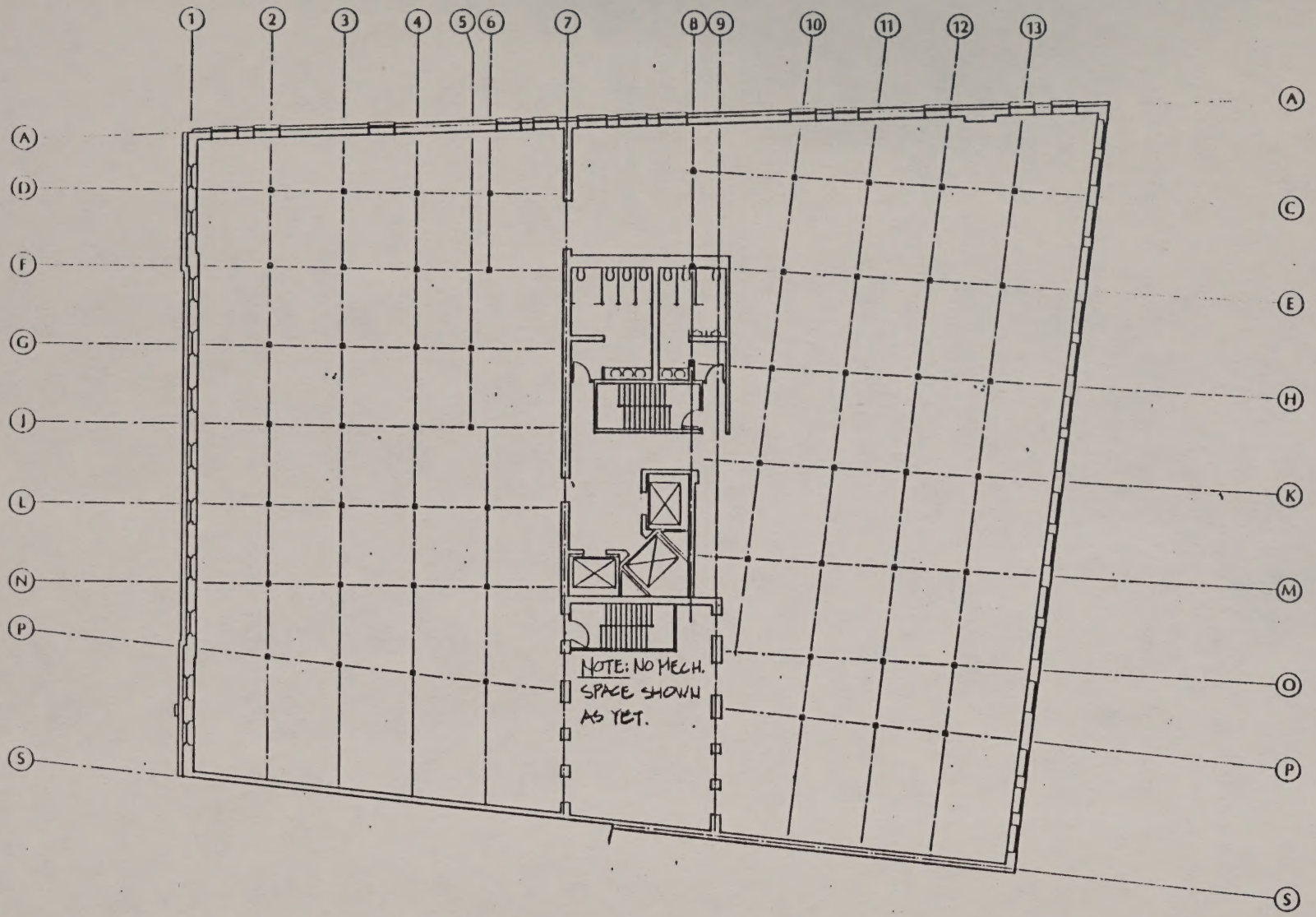
NOV 9 1992

FIRST FLOOR Φ

400 ATLANTIC AVENUE

THE ATLANTIC BUILDING

JUNG/BRANNEN ASSOCIATES INC. ARCHITECTS



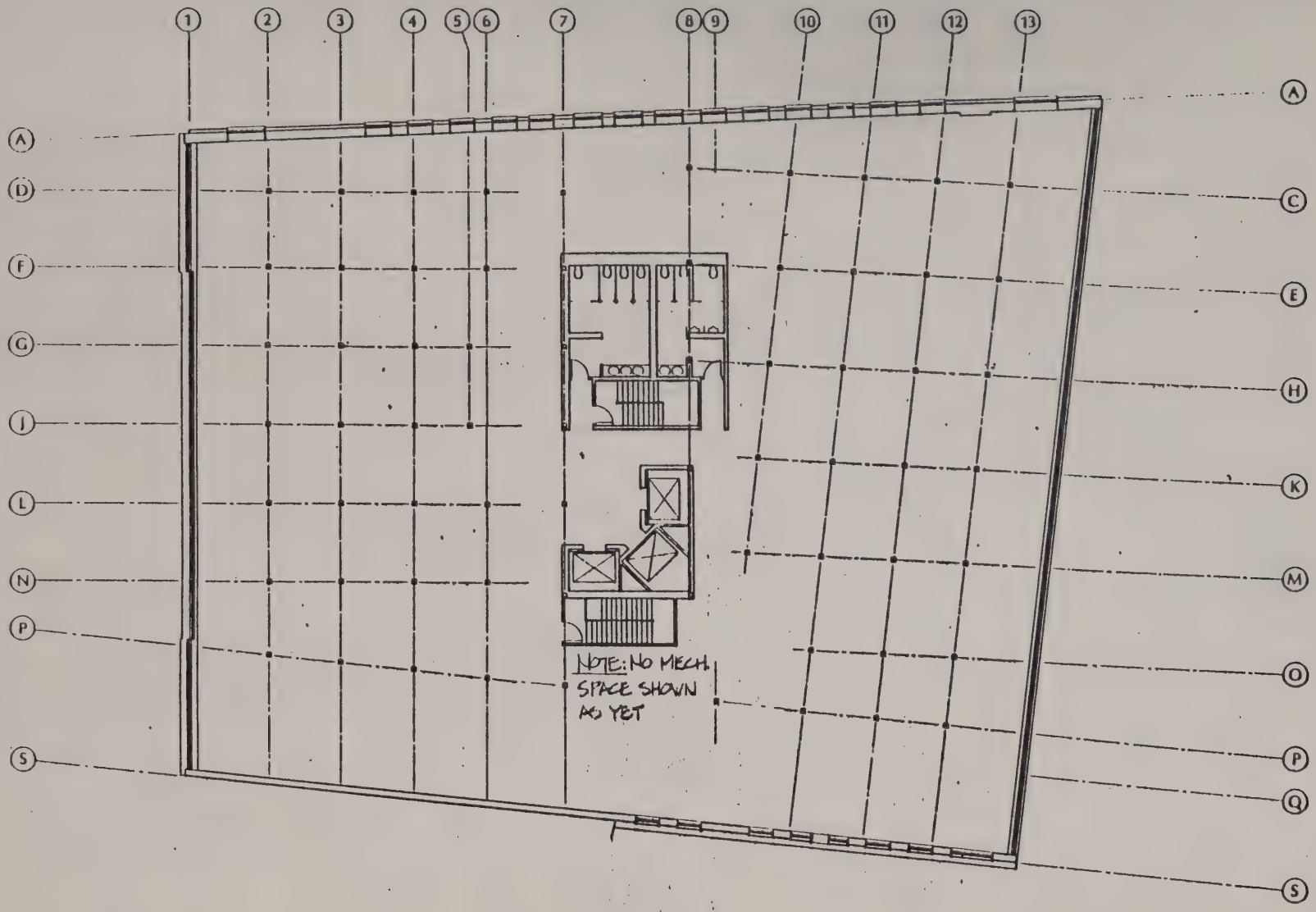
NOV 9 1982

400 ATLANTIC AVENUE

THE ATLANTIC BUILDING

TYPICAL FLOOR , 2-5 ⊕

JUNG/BRANNEN ASSOCIATES INC. ARCHITECTS



NOV 9 1982

400 ATLANTIC AVENUE

THE ATLANTIC BUILDING

SIXTH FLOOR ⊕ DATE 10/82

JUNG/BRANNEN ASSOCIATES INC. ARCHITECTS

JUNG / BRANNEN ASSOCIATES INC. ARCHITECTS
177 MILK STREET, BOSTON, MASSACHUSETTS 02109 · 617-482-2299

YU SING JUNG
ROBERT BRANNEN
RAY C. BUMP, JR.
ROBERT Y. C. HSIUNG
AUSTIN RASCO
RICHARD STOPFEL
MART OJAMAA
E. CRAWLEY COOPER
SANDRA S. SHWALB
NORMAN G. ADAMS
RICHARD E. CARY

ELIZABETH S. REDMOND

DAVID RIB
WALTER W. GRALLERT
RICHARD J. KELEHER
THOMAS DOLLE
AXEL KAUFMANN
THOMAS D. WARD
CHARLES J. KIRBY
FREDRICK REEDER
KARLA S. JOHNSON
L. FRANKLYN LUCAS, JR.
BRADFORD W. ALLEN
JOHN A. WILLAND
ROBERT JAMES ONOFREY
L. DAVID MANFORD

November 9, 1982

Mr. Robert Danziger
Northland Realty Corp.
20 Walnut Street
Wellesley Hills, MA 02181

Re: 400 Atlantic Avenue

Dear Bob:

We are pleased to be continuing our involvement in the rehab project at 400 Atlantic Avenue; we feel that it will make an important contribution to the revitalization of the waterfront area.

A summary of the important dates for the next month of project activity is as follows:

Wednesday, Nov. 17:	Presentation of project to BRA
Wednesday, Dec. 01:	Northland takes title to property
Monday, Dec. 06:	Selective demolition begins

We look forward to working with Northland on this project.

Very truly yours,

JUNG/BRANNEN ASSOCIATES INC.

Robert Brannen, A.I.A.

RB/sn

Shawmut Bank

November 12, 1982

Robert A. Danziger, President
Northland Realty Corporation
20 Walnut Street
Wellesley Hills, MA 02181

Re: 400 Atlantic Avenue, Boston

Dear Bob:

This letter will confirm our approval of your request for a construction mortgage loan in the amount of $11 million on the above mentioned property. As we understand it, this property is to be acquired on or about December 1, 1982 by a Massachusetts limited partnership composed of Northland Realty Corporation, Lazard Realty Corporation, of New York City, and Phillip R. Jackson, President of Jackson Construction Company, of Dedham.

All of the terms and conditions in connection with our approval of this loan are set forth in our letter dated November 1, 1982, and, of course, our commitment is subject to a mutually acceptable construction loan agreement to be executed prior to the closing date.

We look forward to working with you and your associates on this exciting project on the Boston waterfront.

Very truly yours,

Samuel B. Skinner
Assistant Vice President

SBS:LMC

LAZARD REALTY, INC.
666 FIFTH AVENUE
NEW YORK, N.Y. 10103

CABLE ADDRESS "LAZARDRE"
TELEPHONE (212) 974-0470

NEW YORK

KENNETH H. SIMPSON
EXECUTIVE VICE PRESIDENT

November 15, 1982

Mr. Robert Danziger
President
Northland Investment Corporation
20 Walnut Street
Wellesley Hills, MA 02181

Dear Bob:

We are delighted to be participating with you in the 400 Atlantic Avenue building rehabilitation. As agreed, the terms of our arrangement together will be the same as those we employed in the Stuart Building. We look forward to working again with you and Peter Barber.

Best regards.

Sincerely yours,

KHS/to

JACKSON CONSTRUCTION COMPANY

(A MASSACHUSETTS BUSINESS TRUST)

November 16, 1982

Mr. Robert Danziger
President
Northland Realty Company
20 Walnut Street
Wellesley Hills, MA 02181

RE: 400 Atlantic Avenue
Boston, MA

Dear Bob:

This is to advise you that we are in the process of preparing a formal Construction Contract for the renovations and additions to the above subject property.

We are pleased to be involved with this project and wish to thank you for your cooperation in this matter.

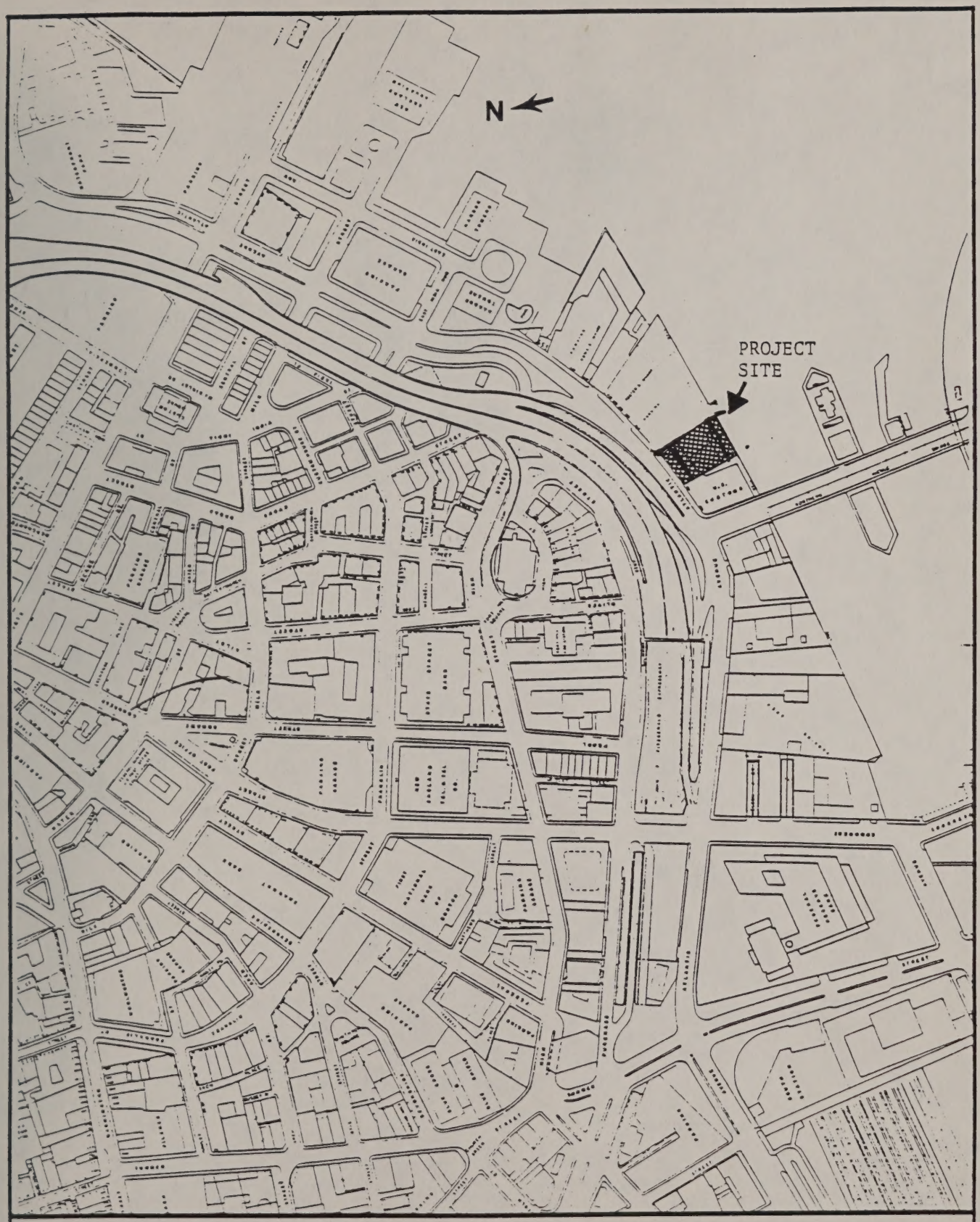
Very truly yours,

JACKSON CONSTRUCTION COMPANY

Phillip R. Jackson
President

PRJ:rg

280 BRIDGE STREET, DEDHAM, MASSACHUSETTS 02026 TELEPHONE 329-4010 (AREA CODE 617)



PROJECT LOCATION IN BOSTON